

TIF DISTRICT NO. 2
REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PROJECT AND PLAN

VILLAGE OF WILLOW SPRINGS, COOK COUNTY, ILLINOIS

FEBRUARY 2019

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I. INTRODUCTION

This document presents the Redevelopment Project and Plan (the "Redevelopment Plan") for certain commercial and residential property northwesterly of Archer Avenue, southwesterly of Colonel Avenue (Willow Boulevard), southeasterly of the GM&O Railroad right-of-way, and northeasterly of the Willow Creek Townhomes Subdivision in Willow Springs, Illinois, subsequently referred to in this document as the TIF District No. 2 Redevelopment Project Area (the "Project Area").

The following Exhibits are attached to and made a part of this Redevelopment Plan:

- Exhibit 1 – TIF Aerial Photo
- Exhibit 2 – TIF Tax Map
- Exhibit 3 – TIF Legal Description with PINs
- Exhibit 4 – TIF Parcel Size, Use and Age Chart
- Exhibit 5 – TIF EAV History Chart

As part of a strategy to encourage improved business conditions, deter future deterioration, and stimulate investment in the Project Area, the Village of Willow Springs (the "Village") investigated whether an area qualifies as a "blighted area", under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, *et seq.*) (the "Act"). The Project Area encompasses 23.86 acres of land, consisting of 20.8 acres of tax parcels and 3.06 acres of Archer Avenue right-of-way.

VILLAGE OF WILLOW SPRINGS

The Village, a non-home rule municipality under the Constitution and laws of the State of Illinois, is located approximately 12 miles southwest of downtown Chicago and encompasses approximately 3.5 square miles. The Village is bordered generally by the Village of Burr Ridge to the northwest, the Village of Hodgkins on the northeast, the Villages of Justice and Hickory Hills on the east, and the Cook County Forest Preserve District property on the west and south.

The Village is located within a significant regional transportation network, which enables residents to be linked to a number of major employment centers in the Chicago metropolitan area.

Interstate 294 is located in the northeast portion of the Village, Archer Avenue (Illinois Route 171) bisects the Village, LaGrange Road (US Route 45) is the east boundary of the Village, and Interstate 55 is located ½ mile north of the Village. Commuter rail service is provided by Metra, a division of the Regional Transportation Authority, which maintains a commuter rail station at Willow Boulevard in the Village, approximately ½ mile east of the TIF District.

Recreational opportunities are provided to Village residents by the Village, Pleasant Dale Park District and nearby forest preserves of the Cook County Forest Preserve District. The Village is served by School District No. 108, Pleasantdale School District No. 107, Argo Community High School District No. 217, Lyons Township High School District No. 204, and Consolidated High School District No. 230. The Village is served by both Moraine Valley Community College District No. 524 and DuPage Community College District No. 502.

The Village has experienced a large amount of residential development over the past 20 years. The Willow Ridge subdivision covers approximately 95 acres and features three sections of single-family homes and townhomes totaling 223 units. The Village Center Development is a mixed-use transit oriented development consisting of 131 townhomes, the Village Hall, a 59-unit residential condominium and retail building, a three story office building, a 7-11 gas station

convenience store, a 24-unit condominium building, and a multi-story residential building containing 60 residential condominium units with some commercial uses on the first floor.

Known for its ravines, much of what is now Willow Springs is known to geologists as Mt. Forest Island, a large upland moraine left by ice age glaciers thousands of years ago. Archaeological evidence indicates that Native Americans hunted and buried their dead here. Canal boats later stopped at the area's springs, hence the town's name.

In the late 1830s the Illinois & Michigan Canal commissioners built Archer Avenue to connect Chicago with Lockport. Canal construction began in 1836. One of the contractors was George W. Beebe, from Montreal, who also kept a boardinghouse for canal diggers. After the canal was completed, Beebe opened a popular tavern on Archer Avenue.

The cutting of timber for use by the Canal Commission and later the railroads served as the major industry in the mid-nineteenth century. The Joliet & Chicago railroad arrived after 1854, and Willow Springs became a favorite picnic place for Chicagoans, who flocked to "Lake Willow Springs" (actually a 500-foot wide section of the Des Plaines River) toting "multitudinous kegs of beer," according to one source.

In 1873, Chicagoan Henry Dietrich and others purchased 300 acres and laid out the Mt. Forest subdivision near Willow Springs. In the fall of 1883 the Chicago, St. Louis & South-Western Railroad came through the town, the forerunner of today's Metra line.

In the 1870s and 1880s ice harvesting from the Des Plaines River was a major enterprise in Willow Springs. The construction of the Sanitary and Ship Canal from 1892 to 1899 brought a new generation of canal workers to the Willow Springs area, including many Italians. This led to the village's incorporation in 1892, with the towns of Mt. Forest and Willow Springs combining their names to form Spring Forest. In 1937 the name was changed to Willow Springs.

Willow Springs developed a reputation as a place with numerous saloons, and the onset of Prohibition in 1920 did little to curb the liquor trade. Speakeasies, moonshiners, and prostitution

were all common. Cook County Sheriff's Police were the only law in town until Willow Springs established an independent police department in 1952.

The 1940 census showed only 948 people, with 246 homes and 35 businesses. A post-World War II housing boom brought new residents and improved services. By 1970 the population stood at 3,318 people. The 1990 Census showed a population of 4,505 people, the 2000 Census showed a population of 4,941 people, and the 2010 Census showed a population of 5,344 people.

The 2017 Census data show a population of 5,677 people residing in 2,220 housing units. There are 1,820 single-family attached and detached housing units, and 400 multi-family housing units. The median price of the housing units is \$339,100 and the median household income is \$92,031.

A. TAX INCREMENT FINANCING

In January 1977, tax increment financing ("TIF") was authorized by the Illinois General Assembly through passage of the Act which provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible redevelopment project costs ("Project Costs") with incremental property tax revenues. "Incremental Property Taxes" are derived from the increase in the current equalized assessed valuation ("EAV") of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate which results in Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance Project Costs, a municipality may issue debt obligations secured by estimated Incremental Property Taxes generated within the redevelopment project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and

collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge, including sales taxes.

Tax increment financing does not generate tax revenues by increasing real property taxes or tax rates, but rather through the temporary capture of new property tax revenues generated by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. Under TIF, all taxing districts continue to receive property taxes levied on the Certified Initial EAV of properties within the Redevelopment Project Area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and expected redevelopment project costs necessary to implement the redevelopment plan have been paid. Taxing districts also benefit from the increased property tax base after Project Costs and obligations are paid.

B. THE TIF DISTRICT NO. 2 REDEVELOPMENT PROJECT AREA

The Village has surveyed residential and commercial properties to document any blight factors that may exist within the Project Area. Based upon documented factors in a study entitled "TIF District No. 2 Redevelopment Project Area Eligibility Study" (the "Eligibility Study") sufficient criteria exists to qualify the Project Area as a blighted area under the Act and thus qualify for designation as a redevelopment project area or a TIF district.

Designation as a TIF district would help secure funding for the next 23 years for public and private improvements within the Project Area. This funding would enable the Village to encourage additional public and private investment in the largely abandoned properties within the Project Area and ameliorate their effect on surrounding residential properties. Most importantly, the TIF district designation would make the Project Area a highly desirable location for commercial businesses and multi-family residential uses which would provide tax revenue to the Village.

C. TIF DISTRICT NO. 2 REDEVELOPMENT PROJECT AND PLAN

The Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area as a whole will be redeveloped on a comprehensive and coordinated basis without the use of TIF.

This Redevelopment Plan has been prepared in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area in order to stimulate investment in the Project Area. The goal of the Village, through the implementation of this Redevelopment Plan, is the revitalization of the entire Project Area on a comprehensive and planned basis to ensure that new development occurs:

- (1) On a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design systems are functionally integrated and meet present-day principles and standards;
- (2) On a reasonable, comprehensive and integrated basis to ensure that blighted area factors and the presence of blight are prevented or eliminated; and
- (3) Within a reasonable and defined time period so that the area may contribute productively to the economic vitality of the Village.

The success of this redevelopment effort will depend to a large extent on the cooperation between the private sector and agencies of local government. Adoption of this Redevelopment Plan enables the implementation of a comprehensive program for redevelopment of the Project Area. By means of public investment, the Project Area will become a stable environment that will again attract investment. Through this Redevelopment Plan, the Village will serve as the central force for directing the assets and energies of the private and public sector to ensure a unified and cooperative public-private redevelopment effort.

This Redevelopment Plan sets forth the overall "Redevelopment Program" to be undertaken to accomplish the above-stated goals. During implementation of the Redevelopment Program, the

Village may, from time to time, (i) purchase property within the Project Area, (ii) undertake or cause to be undertaken public improvements and activities, and (iii) enter into redevelopment agreements and intergovernmental agreements with private or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

Successful implementation of this Redevelopment Plan requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. Incremental Property Taxes will be exclusively utilized to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the blighted area conditions which have limited development of the Project Area by the private sector and public sector.

The use of Incremental Property Taxes will permit the Village to direct and coordinate public improvements and activities to stimulate private investment within the Project Area on a comprehensive basis. These improvements, activities and investments will benefit the Village, its residents, and all taxing districts having jurisdiction over the Project Area. The anticipated benefits include:

- (1) Provide better access to the Project Area;
- (2) Improved appearance of commercial structures;
- (3) Elimination of problem conditions in the Project Area as well as general physical improvement and upgrading of properties;
- (4) An improved property tax base;
- (5) Paved parking areas which are properly drained by a storm sewer system;
- (6) Demolition of vacant structures;
- (7) On-site retention or detention of storm water;
- (8) Construction of new sanitary sewer; and

- (9) New multi-family housing opportunities.

II. BOUNDARIES AND LEGAL DESCRIPTION

The boundaries of the Project Area (see Exhibit 1 and Exhibit 2) have been carefully drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Program to be undertaken by the Village as part of this Redevelopment Plan.

III. ELIGIBILITY CONDITIONS FOR BLIGHTED AREA

The results summarized in this section are more fully described in the attached Eligibility Report. The Project Area meets the requirements of the Act for designation as a "blighted area." There is a reasonable presence and distribution of 9 of the 13 factors listed in the Act, including:

- (1) Dilapidation
- (2) Obsolescence
- (3) Deterioration
- (4) Illegal Use of Individual Structures
- (5) Excessive Vacancies
- (6) Inadequate Utilities
- (7) Deleterious Land-use or Layout
- (8) Lack of Community Planning
- (9) Lack of Growth in the Property Value

The eligibility findings indicate that the Project Area qualifies as a "blighted area." The entire Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village. All factors indicate that the Project Area has not been subject to sound growth and development through investment by private enterprise, and is not likely to be developed without public action.

IV. REDEVELOPMENT GOALS AND OBJECTIVES

Comprehensive and coordinated area-wide investment in new public and private improvements and facilities is essential for the successful revitalization of the Project Area and the elimination of blight factors. Redevelopment of the Project Area will benefit the overall Village through improvements in the physical environment, demolition of vacant structures, an increased tax base, reduction in crime and reduction in drug activity.

The Act encourages public and private sectors to work together to address and solve the problems associated with a lack of growth and development. Cooperation between the Village and the private sector to redevelop all or portions of the Project Area will receive significant support from the financing methods made available by the Act.

This section of the Redevelopment Plan identifies the general goals and objectives adopted by the Village for redevelopment of the Project Area. Section V of this Redevelopment Plan identifies more specific objectives and activities the Village plans to undertake to achieve the goals and objectives presented in this section.

A. GENERAL GOALS

Listed below are the general goals of this Redevelopment Plan. These goals provide the overall framework for guiding decisions during the implementation of this Redevelopment Plan.

- (1) To eliminate the influences and manifestations of physical and economic deterioration and obsolescence within the Project Area;
- (2) To create an environment within the Project Area which will contribute more positively to the health, safety and general welfare of the Village, and preserve or enhance the value of properties adjacent to the Project Area;
- (3) To increase real estate tax base for the Village and other taxing districts having jurisdiction over the Project Area;
- (4) To demolish existing vacated structures;

- (5) To improve access to the Project Area;
- (6) To provide on-site detention and retention of storm water;
- (7) To construct new sanitary sewers; and
- (8) To construct multi-family housing opportunities with associated recreational facilities.

B. REDEVELOPMENT OBJECTIVES

Listed below are objectives of this Redevelopment Plan that will guide planning decisions regarding redevelopment within the Project Area:

- (1) Reduce or eliminate those conditions that qualify the Project Area as a blighted area;
- (2) Encourage a high-quality appearance of buildings, rights-of-way, parking areas, and open spaces and encourage high standards of design;
- (3) Ensure that the design of new buildings are compatible with the overall character of the Willow Springs community;
- (4) Stimulate investment in new construction; and
- (5) Minimize curb cuts and access to Archer Avenue.

V. REDEVELOPMENT PROGRAM

This section presents the Redevelopment Program to be undertaken by the Village and by private entities on behalf of the Village as part of the Redevelopment Plan. The Redevelopment Program contained in this Redevelopment Plan and pursuant to the Act includes: (a) a land use plan; (b) development and design objectives; (c) a description of redevelopment improvements and activities; (d) estimated redevelopment project costs; (e) a description of sources of funds to pay estimated project costs; (f) a description of obligations that may be issued; and (g) identification of the most recent EAV and estimate of future EAV for properties in the Project Area.

A. GENERALIZED LAND USE PLAN

The predominant use within the Project Area should be multi-family residential use. Commercial uses are likely not to succeed because the location of the Project Area is at the westerly edge of the population of southwest Cook County and not convenient to shoppers. Other commercial enterprises in the area have difficulty remaining open and construction of commercial uses is not likely or anticipated. The access to the Metra train station and to highways is valuable for residential uses. Many recreational opportunities also provide impetus for residential uses. Because the Project Area is located on Archer Avenue, a major highway, single-family residential uses are not likely nor favored.

B. DEVELOPMENT AND DESIGN OBJECTIVES

The main objective is to allow the property in the Project Area to become productive tax paying property and eliminate the existing uses which are over 100 years old, where not demolished.

C. REDEVELOPMENT IMPROVEMENTS AND ACTIVITIES

The Village proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques including, but not limited to, tax increment financing, to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The Village also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area.

The Village may enter into redevelopment agreements with public or private entities for the furtherance of this Redevelopment Plan. Such redevelopment agreements may be for the assemblage of land; the construction of improvements or facilities; the provision of services; or any other lawful purpose. Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Redevelopment Plan.

(1) Analysis, Administration, Studies, Surveys, and Legal

The Village may undertake or engage professional consultants, engineers, architects, and attorneys to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan.

(2) Property Assembly

The Village, or an agent for the Village, may acquire and assemble land for the purpose of redevelopment. Vacant or underutilized property may be acquired by purchase, exchange or long-term lease by private developers or the Village for the purpose of new development.

(3) Redevelopment Agreements

The Village may enter into redevelopment agreements with private entities for the furtherance of this Redevelopment Plan. Such redevelopment agreements may be for the assemblage of land, construction of improvements or facilities, the provision of services or any other lawful purpose. Redevelopment agreements may contain terms and provisions which are more specific than the controls which guide this Redevelopment Plan.

(4) Provision of Public Works or Improvements

The Village may provide public improvements and facilities that are necessary to service the Project Area in accordance with the Redevelopment Plan. Public improvements and facilities may include, but are not limited to, the following:

- (a) *Streets, Storm Sewers, and Utilities.* It is anticipated that public infrastructure improvements will be necessary to adequately serve the Project Area and potential new development.

- (b) *Storm Water Detention.* Any new development would require on-site storm water detention which would alleviate flooding in areas of the Village.
- (c) *Landscaping.* Landscape/buffer improvements from the residential area may be provided, especially from Archer Avenue.
- (d) *Special Service Area.* A special service area may be formed for the purpose of funding and constructing public utilities.

D. REDEVELOPMENT PROJECT COSTS

The various redevelopment expenditures which are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs which are deemed to be necessary to implement this Redevelopment Plan (the "Redevelopment Project Costs").

(1) Eligible Redevelopment Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- (a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided that no charges for professional services are based on a percentage of the tax increment collected. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan. Lobbying expenses are not allowed;

- (b) The cost of marketing sites within the area to prospective businesses, developers and investors;
- (c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- (d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- (e) Costs of the construction of public works or improvements; except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (g) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

- (f) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- (g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- (h) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
- (i) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
- (j) Payment in lieu of taxes as defined in the Act;
- (k) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the

training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code;

- (l) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) costs paid or incurred by the redeveloper for such redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
- (m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a special service area has been established pursuant to the Special Service Area Tax Act, (35 ILCS 235/0.01 *et. seq.*) then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

(2) Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. Funds may be moved from one line item to another or to an eligible cost category described in this Plan. To the extent that municipal obligations have been issued to pay for such Project Costs prior to, and in anticipation of, the adoption of TIF, the Village shall be reimbursed from Incremental Property Taxes for such Project Costs. The total Project Cost is intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan. These costs are also stated in terms of 2019 dollars so to the extent that there is an increase in the Consumer Price Index, these costs are to be adjusted.

The estimate of Project Costs listed below excludes financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions.

These costs are subject to prevailing market conditions and are in addition to the Project Costs listed below. Although all costs listed are eligible Redevelopment Project Costs, this listing does not obligate the Village to pay or reimburse such costs.

(a)	<i>Planning, Legal, Administrative, Marketing</i>	\$400,000
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This includes expenditures for survey and study costs, legal services, administrative services, and other professional and service fees associated with implementing the Redevelopment Plan and providing a secure environment for private investment in accordance to the Act.

- (b) *Property Assembly, Demolition,
Site Preparation, and Relocation* \$8,000,000

This expenditure provides for property acquisition, demolition and site preparation for Redevelopment Projects and the provision of public improvements.

- (c) *Public Works, Storm Water Detention, Utility and
Landscaping Improvements* \$3,000,000

This expenditure provides for the construction or extension of water mains, sanitary sewers, storm sewers and storm water detention improvements; street and sidewalk improvements; public parking improvements, the construction or improvement of landscaping and buffers, streetscapes, street lighting and general beautification improvements; and the construction or improvement of public parks and open space.

- (d) *Environmental Remediation* \$200,000

- (e) *Impact Fees* \$2,000,000

Payment of impact fees to Village and local taxing districts.

- (f) *Transfer to Adjoining TIF Districts* \$2,000,000

- (f) *Contingencies* \$1,000,000

This expenditure is to fund possible unexpected cost over-runs that may delay or impede the successful implementation of the Redevelopment Plan.

Total Redevelopment Project Costs \$16,600,000

This amount does not include payment of principal and interest on any obligations issued to pay for Redevelopment Project Costs.

E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. The Village may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. The Village may incur Redevelopment Project Costs which are paid from funds of the Village other than Incremental Property Taxes, and the Village may then be reimbursed for such costs from Incremental Property Taxes.

The Project Area may, in the future, be contiguous or separated by only a public right-of-way to other redevelopment project areas created under the Act. The Village may utilize net Incremental Property Taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area made available to support such contiguous redevelopment project areas or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

F. ISSUANCE OF OBLIGATIONS

The Village may issue obligations secured by Incremental Property Taxes. To enhance the security of a municipal obligation the Village may pledge its full faith and credit through the issuance of general obligation alternate revenue source bonds, but such alternate bonds are subject to a backdoor referendum and a financial projection of debt service meeting the conditions of the Local Government Debt Reform Act (30 ILCS 350/1, *et seq.*). Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the Village Treasurer as provided in the Act is to be made with respect to *ad valorem* taxes levied in the 23rd calendar year following the year in which the ordinance approving the Project Area is passed. The final maturity date of any obligations that are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds and any other lawful purpose. To the extent that Incremental Property Taxes are not needed for these purposes, any surplus Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

G. VALUATION OF THE PROJECT AREA

(1) Most Recent Equalized Assessed Valuation of Properties in the Project Area

The most recent EAV (tax year 2017) of all parcels is \$2,187,761 as set forth in Exhibit 5.

(2) Anticipated Equalized Assessed Valuation

Following the completion of all potential Redevelopment Projects, the EAV of the Project Area is estimated to be \$15,000,000 to \$20,000,000.

VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in Section III of this Redevelopment Plan and in the Eligibility Study, the Project Area as a whole is adversely impacted by the presence of numerous blight factors, and these factors are reasonably distributed throughout the Project Area.

The Project Area on the whole has not been subject to growth and development through investment by private enterprise and will not likely be due to the widespread environmental contamination and unpaid delinquent real estate taxes. Blight factors within the Project Area are widespread and represent major impediments to sound growth and development. The lack of private investment is evidenced by the following:

- (1) All of the structures in the Project Area are in excess of 70 years old.
- (2) There have been no new structures constructed in the Project Area in the last 70 years.
- (3) There are major vacancies in the Project Area.
- (4) The layout of existing uses and different ownership of parcels requires coordination of development under one developer.

It is clear that private investment and redevelopment has not occurred on a comprehensive and coordinated manner to eliminate the blight factors that currently exist. The Project Area is not reasonably expected to be developed without the efforts and leadership of the Village, including the adoption of this Redevelopment Plan, and the adoption of tax increment financing.

VII. PROPERTY TAXES

Property taxes within the Project Area have declined over the past 5 tax years due to a substantial decline in the equalized assessed valuation. Property taxes are expected to decline 10.53% based upon the 2018 assessed valuations in the Project Area, assuming that the State multiplier remains the same as for tax year 2017.

VIII. FINANCIAL IMPACT

The fiscal impact on affected taxing districts which overlap the Project Area is expected to be positive. The redevelopment of the Project Area is expected to increase assessed valuation in the area. Thus, property taxes are anticipated to increase for the taxing districts due to redevelopment as opposed to a projected minimal increase due to reassessment if development were not to occur. There is no evidence that such a circumstance would occur if the Village allowed the Project Area to remain underutilized and underdeveloped.

The proposed multi-family residential development is expected to have minimal fiscal impact on all taxing districts, including the grade school and high school districts. The housing will be marketed as apartments and senior housing so as to reduce the likelihood of children living in the Project Area attending the local schools. To the extent that children are present, the school districts will be entitled to a portion of the tax increment as provided by the Act.

It is the intent of the Village to monitor impacts associated with the Project Area's redevelopment in conjunction with the other taxing districts. Should redevelopments in the future years generate any ascertainable direct or indirect impact to the taxing districts, the Village will consider the alternatives available under the TIF Act to address such impacts. Such alternatives would also need to include the requirements of any outstanding finance obligations and/or agreements.

IX. HOUSING IMPACT STUDY

The Redevelopment Plan will not result in the displacement of residents from 10 or more inhabited residential units, nor does the Redevelopment Project Area contain 75 or more inhabited residential units. Based upon such certification, a housing impact study does not have to be prepared.

X. DEMAND ON TAXING DISTRICT SERVICES

It is anticipated that Redevelopment Projects implemented as part of the Redevelopment Plan will not cause increased demand for services or capital improvements on most of the taxing districts.

It is expected that any increase in demand for treatment of sanitary sewage, storm sewage and potable water associated with the Redevelopment Project Area can be adequately handled by existing facilities maintained and operated by the Village of Willow Springs.

It is unlikely that Redevelopment Projects will have an impact on any of the following taxing districts: Cook County School District No. 108; Consolidated High School District No. 230; Moraine Valley Community College District No. 524; Tri-State Fire Protection District; Cook County; Cook County Forest Preserve; Metropolitan Water Reclamation District of Greater Chicago; South Cook County Mosquito Abatement District; Palos Township; Palos Township Road and Bridge; Palos Township General Assistance. Consequently, no programs are currently proposed with respect to any impact.

XI. PHASING AND SCHEDULING

It is anticipated that Village expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private and public developers. The first phase of the Redevelopment Plan will be the coordination of sanitary sewer improvements to existing buildings and to serve future buildings. The second phase of construction will be the implementation of the West Point Builders Planned Unit Development approved by Ordinance No. 2018-O-51.

XII. CONFORMITY OF THE REDEVELOPMENT PLAN AND PROJECT TO THE COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE VILLAGE AS A WHOLE

The Redevelopment Plan coordinates with the Comprehensive Plan of the Village.

XIII. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XIV. AFFIRMATIVE ACTION

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Plan, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry. In order to implement this principle for this Redevelopment Plan, the Village shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the Village shall be required to agree to the principles set forth in this section.

TIF DISTRICT NO. 2

REDEVELOPMENT PROJECT AREA

ELIGIBILITY STUDY

1. EXECUTIVE SUMMARY

The purpose of this study entitled the TIF District No. 2 Redevelopment Project Area Tax Increment Financing Eligibility Study (the "Eligibility Study") is to document the blight factors that are present within the TIF District No. 2 Redevelopment Project Area (the "Project Area"), and to determine whether all or any part the Project Area qualifies for designation as a "blighted area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (the "Act"), 65 ILCS 5/11-74.4-1, *et seq.*

The findings presented in this study are based on surveys and analyses conducted for an area of 23.86 acres of land, consisting of 20.8 acres of tax parcels and 3.06 acres of Archer Avenue right-of-way. The Project Area is generally located northwesterly of Archer Avenue, southwesterly of Colonel Avenue (Willow Boulevard), southeasterly of the GM&O Railroad right-of-way, and northeasterly of the Willow Creek Townhomes Subdivision, in Willow Springs, Illinois. The Project Area includes 23 different tax parcels. Of all the tax parcels, the predominant use in 13 tax parcels is residential, the predominant use in 6 tax parcels is commercial, and the predominant use in 4 tax parcels is vacant. However, many of the residential structures in the Project Area and most of the commercial structures in the Project Area are vacant or demolished. The area takes its character from Archer Avenue which is used for access to all of the tax parcels as there are no other public right-of-ways located in or adjacent to the Project Area.

The following Exhibits are attached to and made a part of this Eligibility Study:

- Exhibit 1 – TIF Aerial Photo
- Exhibit 2 – TIF Tax Map
- Exhibit 3 – TIF Legal Description with PINs
- Exhibit 4 – TIF Parcel Size, Use and Age Chart
- Exhibit 5 – TIF EAV History Chart

As set forth in the Act, a "redevelopment project area" means an area designated by the municipality which is not less in the aggregate than 1-1/2 acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted and conservation areas. The Project Area exceeds the minimum acreage requirements of the Act.

A "blighted area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where there are present five or more of the following factors, each of which is present to a meaningful extent and reasonably distributed throughout the redevelopment project area:

- Dilapidation;
- Obsolescence;
- Deterioration;
- Presence of structures below minimum code standards;
- Illegal use of individual structures;
- Excessive vacancies;
- Lack of ventilation, light or sanitary facilities;
- Inadequate utilities;
- Excessive land coverage and overcrowding of structures and community facilities;
- Deleterious land use or layout;
- Environmental cleanup;
- Lack of community planning; or
- Lack of growth in the property value.

All the TIF District No. 2 Redevelopment Project Area is found to be eligible as a blighted area within the definition set forth in the Act.

2. STATUTORY ELIGIBILITY CRITERIA OF A BLIGHTED AREA

A blighted area may be either improved or vacant. If the area is improved (e.g., with industrial, commercial and residential buildings or improvements), a finding may be made that the area is blighted because of the presence of a combination of five or more of the following thirteen factors:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage and overcrowding of structures
- Deleterious land use or layout
- Environmental cleanup
- Lack of community planning
- Lack of growth in the property value

If the area is vacant, it may be found to be eligible as a blighted area based on the finding that the sound growth of the taxing districts is impaired by one of the following criteria:

- A combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; environmental cleanup costs; and decline or substandard increase in equalized assessed valuation; or
- The area consists of an unused quarry or unused quarries; or
- The area consists of unused rail yards, rail tracks or railroad rights-of-way; or

- The area, prior to the area's designation, is subject to chronic flooding which adversely impacts on real property which is included in or (is) in proximity to any improvement on real property which has been in existence for at least 5 years and which substantially contributes to such flooding; or
- The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites; or
- The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediate surrounding area.

While the Act defines a blighted area, it does not define the various factors, nor does it describe what constitutes the presence or the extent of presence necessary to make a finding that a factor exists. Therefore, reasonable and defensible criteria should be developed to support each local finding that an area qualifies as a blighted area. The following basic rules have been followed:

- The minimum number of factors must be present and the presence of each must be documented;
- Each factor to be claimed should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act; and
- The effect of the factors should be reasonably distributed throughout the redevelopment project area.

It is also important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility must be established for each and every property in the Project Area.

3. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the blight factors listed in the Act to determine whether each or any are present in the Project Area, and if so, to what extent and in what locations. Surveys and analyses included:

- Exterior survey of the condition and use of each building;
- Field survey of environmental conditions covering general property maintenance;
- Analysis of existing uses and their relationships;
- Comparison of current land use to the current zoning ordinance and the current zoning map;
- Comparison of surveyed buildings to property maintenance and other codes of the Village;
- Analysis of original and current platting and building size and layout;
- Analysis of vacant sites and vacant buildings;
- Analysis of building floor area and site coverage;
- Analysis of tax assessment information from the Office of the Cook County Assessor;
- Analysis of tax payment information from the Office of the Cook County Treasurer;
- Analysis of environmental conditions and remediation through the United States Environmental Protection Agency;
- Analysis of roadway system improvements and utility system improvements to service the Project Area.

The following statement of findings is presented for each blight factor listed in the Act and the conditions that exist and the relative extent to which each factor is present in the Project Area are described. What follows is the summary evaluation of the factors found in the Project Area.

A. DILAPIDATION. Dilapidation refers to an advanced state of disrepair of buildings and improvements. This is reflected in *Webster's New Collegiate Dictionary*, which defines "dilapidate," and "dilapidation" as follows:

- Dilapidate - "... to become or cause to become partially ruined and in need for repairs, as through neglect."
- Dilapidated - "... falling to pieces or into disrepair; broken down; shabby and neglected."
- Dilapidation - "... dilapidating or becoming dilapidated; a dilapidated condition."

Observations: A building condition analysis was made based upon exterior inspections of all buildings in the Project Area during Winter 2019. Noted during the inspections were structural deficiencies and deferred maintenance in the majority of all buildings. The largest commercial building in the Project Area (the Willowbrook Ballroom) suffered a fire which left the building in an unrepairable condition.

Conclusion: *A majority of the buildings were determined to be dilapidated.*

B. OBSOLESCENCE. *Webster's New Collegiate Dictionary* defines "obsolescence" as "being out of use; obsolete." Obsolete is further defined as "no longer in use; disused" or "of a type or fashion no longer current." These definitions are helpful in describing the general obsolescence of buildings or site improvements in a proposed redevelopment project area. In making findings with respect to buildings, it is important to distinguish between functional obsolescence, which relates to the physical utility of a structure, and economic obsolescence, which relates to a property's ability to compete in the market place.

Structures historically have been built for specific uses or purposes. The design, location, height and space arrangement are intended for a specific occupancy at a given time. Buildings become functionally obsolescent when they contain characteristics or deficiencies that limit the use and marketability of such buildings after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site and other factors which detract from the overall usefulness or desirability of a property.

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions that may not be economically curable, resulting in net rental losses and/or depreciation in market value.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters and lighting, may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of obsolescence may include inadequate access, utility capacities, and outdated designs.

Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

Obsolete buildings contain characteristics or deficiencies which limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Observations: Obsolescence is present in a majority of the structures in the Project Area. The youngest building is 74 years old. The sanitary sewer line serving the Project Area is in poor repair and needs replacement. Because the lots are deep and have only one access to Archer Avenue, the public utilities which service the Project Area are inadequate for development.

Conclusion: *Obsolescence is present to a major extent throughout the Project Area.*

C. DETERIORATION. Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance. Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

Observations: All of the buildings are deteriorated and have exceeded their useful life as evidenced lack of maintenance, roof deficiencies, deteriorating exteriors, and inoperable gutters and downspouts. All of the buildings are over 35 years of age, with the average age being approximately 90 years, indicating that the depreciated value of the all of the buildings is minimal.

Conclusion: *Deterioration is present to a major extent in throughout the Project Area.*

D. STRUCTURES BELOW MINIMUM CODE STANDARDS. Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy, to be safe for occupancy against fire and similar hazards, or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which threaten health and safety.

Observations: The buildings were not inspected for compliance with the Property Maintenance Code or the Building Code. However, it is obvious that the condition of the majority of the structures are in deteriorating conditions and are ready for demolition.

Conclusion: *No condition pertaining to structures below minimum code standards has been documented as part of the exterior surveys and analyses undertaken within the Project Area.*

E. ILLEGAL USE OF INDIVIDUAL STRUCTURES. Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law.

Observations: The uses of the structures in the Project Area are consistent with the Zoning Code of the Village of Willow Springs. Approximately two-thirds of the Project Area is zoned "B-1" Community Shopping District and the remaining one-third is zoned "SR-1" Suburban Residence. There are many residential uses in the area zoned "B-1" which do not conform to the Zoning Code of the Village of Willow Springs.

Conclusion: *Illegal use of individual buildings is present within the Project Area, but not on a majority of the tax parcels.*

F. EXCESSIVE VACANCIES. Excessive vacancies refer to the presence of buildings or sites which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency or the duration of vacancies. Excessive vacancies include properties which evidence no apparent effort directed toward their occupancy or utilization.

Observations: Virtually all of the tax parcels and structures (except for Greco's Restaurant) are vacant. All of these vacancies indicate that there are excessive vacancies which need public incentives for occupancy.

Conclusion: *Excessive vacancies exist in buildings within the Project Area.*

G. LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES. Lack of ventilation, light, or sanitary facilities refers to substandard conditions which adversely affect the health and welfare of building occupants, residents, employees, or visitors. Typical requirements for ventilation, light, and sanitary facilities include: (1) adequate mechanical ventilation for air circulation in spaces/rooms without windows (i.e., bathrooms), and dust, odor or smoke producing

activity areas; (2) adequate natural light and ventilation by means of skylights or windows or interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios; and (3) adequate sanitary facilities, i.e., garbage storage/enclosure, bathroom facilities, hot water, and kitchens.

Observations: Individual buildings were not entered for purposes of inspection.

Conclusion: *No condition pertaining to a lack of ventilation, light, or sanitary facilities has been documented as part of the exterior surveys and analyses undertaken within the Project Area.*

H. INADEQUATE UTILITIES. Inadequate utilities refers to deficiencies in the capacity or condition of infrastructure which services a property or area, including, but not limited to, storm drainage, water supply, electrical power, streets, sanitary sewers, gas and electricity.

Observations: There is no on-site detention or retention of storm water for any of the individual parcels. Most of the tax parcels sheet drain to the public right-of-way or to the railroad tracks. The sanitary sewer to service this area is inadequate and requires replacement.

Conclusion: *Inadequate utilities have been documented throughout the Project Area.*

I. EXCESSIVE LAND COVERAGE AND OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES. Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings originally designed for a specific use and later converted to accommodate a more intensive use of activities without adequate provision for minimum floor area requirements, privacy, ingress and egress, loading and services, and capacity of building systems.

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety. The resulting inadequate conditions include such factors as

insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions have an adverse or blighting effect on nearby development.

Observations: The buildings in the Project Area are not overcrowded and there is not excessive land coverage.

Conclusion: *Excessive land coverage is not present throughout the Project Area.*

J. DELETERIOUS LAND-USE OR LAYOUT. Deleterious land-uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive or environmentally unsuitable. Deleterious layout also includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of improper layout of buildings on parcels and in relation to other buildings and includes multiple buildings on one lot.

Observations: The Project Area was developed before any zoning regulations limited the types of uses therein. Commercial uses are mixed with residential uses. There is no street layout so that the only access is to Archer Avenue, a main highway which should have limited curb cuts. The depth of the parcels allows for proper development when combined together and not as individual lots.

Conclusion: *Deleterious land-use or layout exists to a major extent throughout the Project Area.*

K. ENVIRONMENTAL CLEANUP. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental cleanup has determined a need for, the cleanup of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs

constitute a material impediment to the development or redevelopment of the redevelopment project area.

Observations: No environmental issues were observed.

Conclusion: *The factor of environmental cleanup is not present within the Project Area.*

L. LACK OF COMMUNITY PLANNING. Lack of Community Planning refers to the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Observations: The whole Project Area was developed before the Village of Willow Springs had a zoning ordinance or a comprehensive plan. The Project Area lacks conformance to the current comprehensive plan of the Village. Because of the location of the Project Area, access to private transportation is necessary, yet there is only one roadway which services all of the Project Area.

Conclusion: *Lack of community planning is present to a major extent throughout the Project Area.*

M. LACK OF GROWTH IN THE PROPERTY VALUE. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

Observations: Based upon the data, the equalized assessed valuation has either decreased or is increasing at an annual rate less than the Consumer Price Index for 4 out of the last 5 years.

Conclusion: *Decline or substandard increase in equalized assessed valuation is present to a major extent throughout the Project Area.*

4. PROJECT AREA ELIGIBILITY CONCLUSIONS

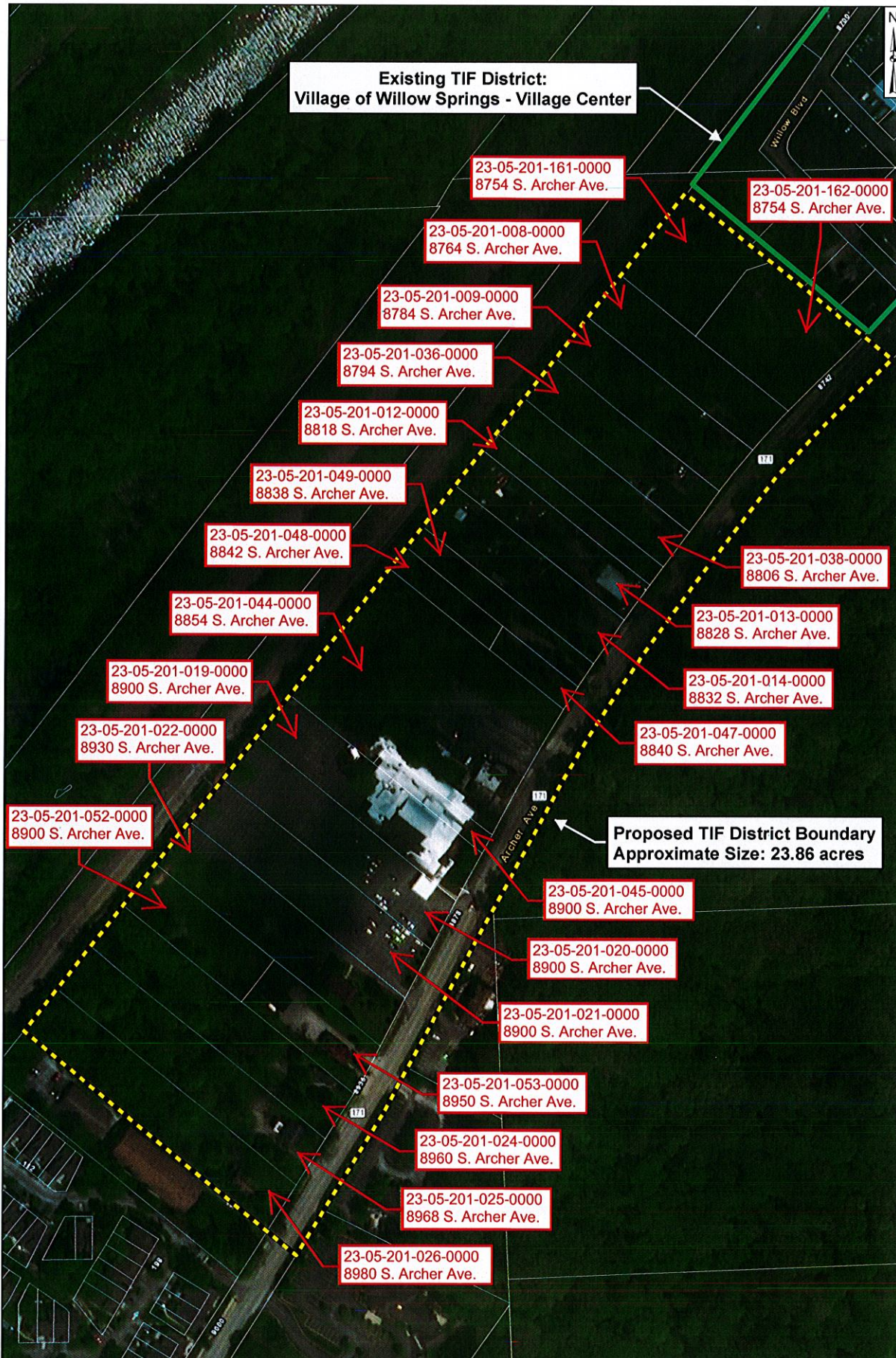
The Project Area meets the requirements of the Act for designation as a "blighted area." There is a reasonable presence and distribution of 9 of the 13 factors listed in the Act, including:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal Use of Individual Structures
5. Excessive Vacancies
6. Inadequate Utilities
7. Deleterious Land-use or Layout
8. Lack of Community Planning
9. Lack of Growth in the Property Value

The eligibility findings indicate that the Project Area qualifies as a "blighted area." The Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village. All factors indicate that the Project Area has not been subject to sound growth and development through investment by private enterprise, and is not likely to be developed without public action.

EXHIBIT 1

TIF DISTRICT AERIAL PHOTO



	PROPOSED TIF DISTRICT #2		BASE LAYER: DigitalGlobe Aerial Imagery (2016)	
	Willow Springs, Cook County, IL		SCALE: See Scale Bar	DATE: 05/25/2018

EXHIBIT 2 TIF DISTRICT TAX MAP

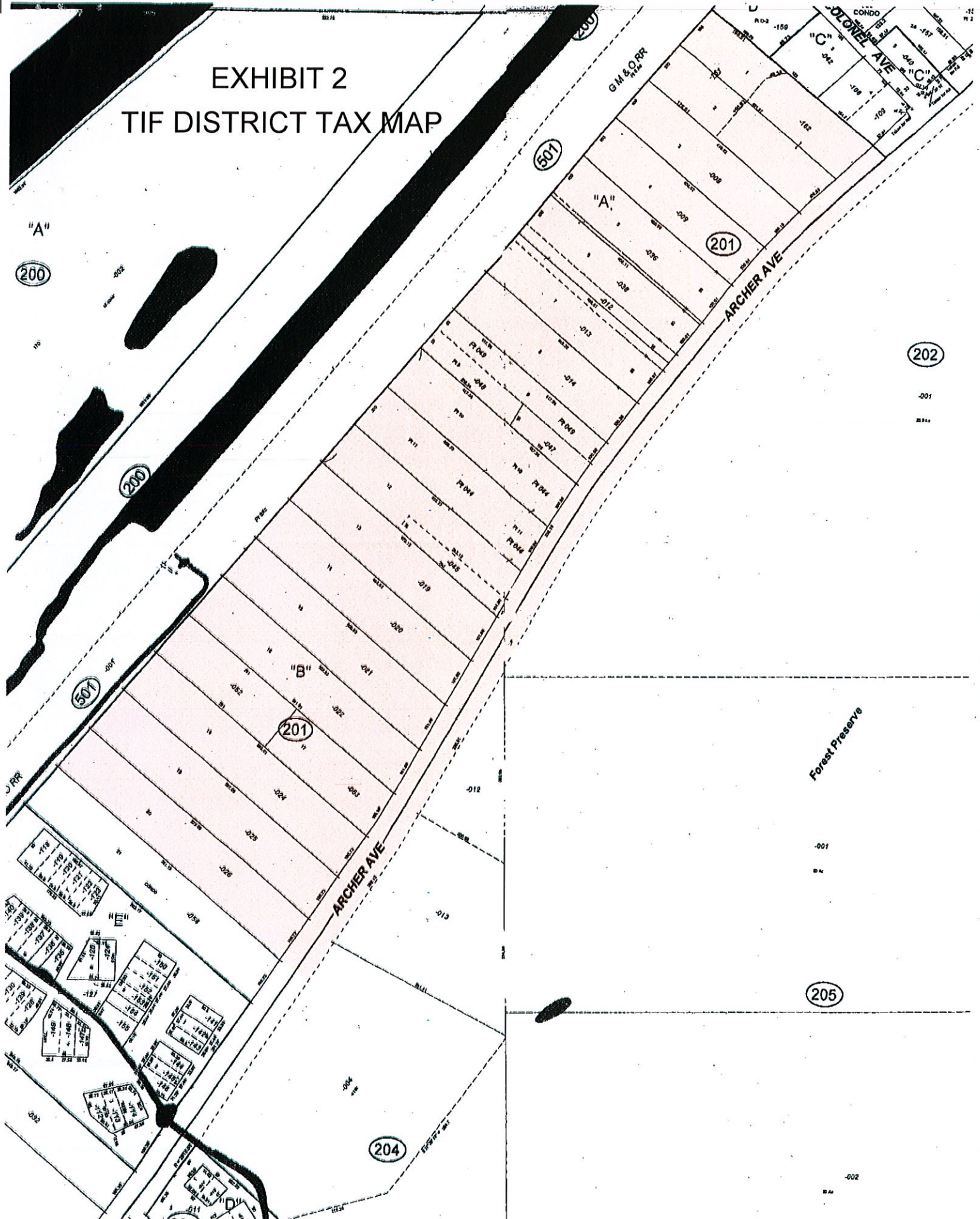


EXHIBIT 3

LEGAL DESCRIPTION

Lots 1 through 20, inclusive, in the S. T. Cooper's Addition to Willow Springs in the Northeast ¼ of Section 5, Township 37 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded October 2, 1916 as Document No. 5961725; and all of the adjacent right-of-way of Archer Avenue lying south thereof, in Cook County, Illinois.

PINs:	23-05-201-008-0000	23-05-201-036-0000
	23-05-201-009-0000	23-05-201-038-0000
	23-05-201-012-0000	23-05-201-044-0000
	23-05-201-013-0000	23-05-201-045-0000
	23-05-201-014-0000	23-05-201-047-0000
	23-05-201-019-0000	23-05-201-048-0000
	23-05-201-020-0000	23-05-201-049-0000
	23-05-201-021-0000	23-05-201-052-0000
	23-05-201-022-0000	23-05-201-053-0000
	23-05-201-024-0000	23-05-201-161-0000
	23-05-201-025-0000	23-05-201-162-0000
	23-05-201-026-0000	

EXHIBIT 4**TIF DISTRICT NO. 2
SIZE, USE AND AGE CHART**

PIN	ADDRESS	SIZE (SQ.FT.)	USE (CLASS)	AGE
23-05-201-008-0000	8764 S. Archer Avenue	40,700	1-00	Vacant
23-05-201-009-0000	8784 S. Archer Avenue	40,300	2-11	89
23-05-201-012-0000	8818 S. Archer Avenue	16,200	2-03	99
23-05-201-013-0000	8828 S. Archer Avenue	34,595	5-17	98
23-05-201-014-0000	8832 S. Archer Avenue	41,400	2-06	98
23-05-201-019-0000	8900 S. Archer Avenue	47,900	5-97	Demolished
23-05-201-020-0000	8900 S. Archer Avenue	47,900	5-97	Demolished
23-05-201-021-0000	8900 S. Archer Avenue	51,500	5-90	Demolished
23-05-201-022-0000	8930 S. Archer Avenue	53,200	2-03	99
23-05-201-024-0000	8960 S. Archer Avenue	56,100	2-03	94
23-05-201-025-0000	8968 S. Archer Avenue	57,300	2-04	99
23-05-201-026-0000	8980 S. Archer Avenue	58,500	2-05	104
23-05-201-036-0000	8794 S. Archer Avenue	38,570	2-05	86
23-05-201-038-0000	8806 S. Archer Avenue	32,320	2-11	98
23-05-201-044-0000	8854 S. Archer Avenue	121,648	5-92	Greco's
23-05-201-045-0000	8900 S. Archer Avenue	10,045	5-97	Demolished
23-05-201-047-0000	8840 S. Archer Avenue	8,750	2-03	99
23-05-201-048-0000	8842 S. Archer Avenue	12,500	2-03	Demolished
23-05-201-049-0000	8838 S. Archer Avenue	21,210	2-02	79
23-05-201-052-0000	8900 S. Archer Avenue	28,100	1-00	Vacant
23-05-201-053-0000	8950 S. Archer Avenue	26,700	2-03	99
23-05-201-161-0000	8754 S. Archer Avenue	36,363	0-00	Vacant
23-05-201-162-0000	8754 S. Archer Avenue	49,021	1-00	Vacant

EXHIBIT 5

TIF DISTRICT NO. 2
EAV HISTORY CHART

PIN	2012 AV	2012 EAV	2013 AV	2013 EAV	2014 AV	2014 EAV	2015 AV	2015 EAV	2016 AV	2016 EAV	2017 AV	2017 EAV
23-05-201-008-0000	8,140	22,838	8,140	21,669	8,140	22,184	8,140	21,722	8,140	22,818	10,175	30,145
23-05-201-009-0000	16,649	46,710	16,649	44,321	15,752	42,929	15,752	42,034	15,752	44,156	32,298	95,689
23-05-201-012-0000	18,302	51,348	18,302	48,722	21,283	58,003	21,283	56,794	21,283	59,661	24,780	73,416
23-05-201-013-0000	48,308	135,533	48,308	128,601	62,364	169,961	46,084	122,975	46,084	129,183	60,000	177,762
23-05-201-014-0000	39,351	110,403	39,351	104,756	36,705	100,032	36,705	97,947	36,705	102,891	43,589	129,141
23-05-201-019-0000	155,804	437,124	155,804	414,766	130,779	356,412	130,779	348,984	130,779	366,600	56,785	168,237
23-05-201-020-0000	79,875	224,097	79,875	212,635	71,533	194,949	71,533	190,886	71,533	200,521	50,861	150,686
23-05-201-021-0000	49,791	139,694	49,791	132,549	49,275	134,289	49,275	131,490	49,275	138,128	51,921	153,826
23-05-201-022-0000	41,260	115,759	39,827	106,023	36,133	98,473	36,133	96,421	36,133	101,288	41,462	122,839
23-05-201-024-0000	20,318	57,004	20,318	54,089	11,990	32,676	18,925	50,501	18,925	53,051	23,354	69,191
23-05-201-025-0000	34,703	97,363	34,703	92,383	13,516	36,835	32,021	85,448	32,021	89,761	39,401	116,733
23-05-201-026-0000	32,331	90,708	32,331	86,068	13,416	36,563	28,866	77,029	28,866	80,917	34,506	102,231
23-05-201-036-0000	30,022	84,230	30,022	79,922	26,624	72,558	26,624	71,046	26,624	74,632	34,078	100,963
23-05-201-038-0000	23,208	65,112	23,208	61,782	19,448	53,002	19,448	51,897	19,448	54,517	33,975	100,658
23-05-201-044-0000	96,756	271,459	96,756	257,574	74,889	204,095	88,125	235,162	74,890	209,932	90,062	266,827
23-05-201-045-0000	46,752	131,167	46,752	124,458	38,410	104,679	38,410	102,497	38,410	107,671	13,006	38,533
23-05-201-047-0000	16,227	45,526	16,227	43,198	13,441	36,631	13,441	35,867	13,441	37,678	13,441	39,822
23-05-201-048-0000	21,947	61,575	21,947	58,425	18,317	49,919	18,317	48,879	18,317	51,346	20,402	60,445
23-05-201-049-0000	20,542	57,633	20,542	54,685	15,322	41,757	15,322	40,887	15,322	42,951	17,062	50,550
23-05-201-052-0000	5,620	15,767	5,620	14,961	5,620	15,316	5,620	14,997	5,620	15,754	7,025	20,813
23-05-201-053-0000	31,165	87,437	31,165	82,964	28,113	76,616	28,113	75,020	23,691	66,411	27,997	82,947
23-05-201-161-0000	0	0	0	0	0	0	0	0	0	0	0	0
23-05-201-162-0000	9,804	27,506	9,804	26,099	9,804	26,719	9,804	26,162	9,804	27,483	12,255	36,308
TOTAL		2,375,993		2,250,651		1,964,598		2,024,644		2,077,348		2,187,761
TIF CHANGE				-5.28%		-12.71%		3.06%		2.60%		5.32%
VILLAGE EAV		176,633,649		165,827,822		159,792,151		154,875,270		163,154,246		197,372,470
VILLAGE CHANGE				-6.12%		-3.64%		-3.08%		5.35%		20.97%
CPI				1.70%		1.50%		0.80%		0.70%		2.10%